

2102 BARAK LANE
BRYAN, TX 77802

00000008767790

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: March 03, 2020

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 23, 2015 and recorded in Document VOLUME 12590, PAGE 86 real property records of BRAZOS County, Texas, with STEPHANIE BERNICE VILLA AND GAIRO VILLA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEPHANIE BERNICE VILLA AND GAIRO VILLA, securing the payment of the indebtednesses in the original principal amount of \$147,283.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

FILED FOR RECORD
DATE 01-13-2020
AT 11:56 O'CLOCK A M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By [Signature]

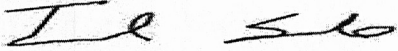


2102 BARAK LANE
BRYAN, TX 77802

00000008767790

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

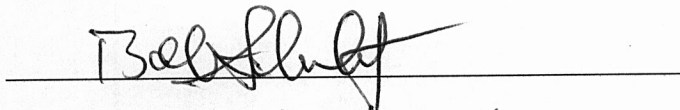
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on January 13, 2020 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert

Date: January 13, 2020

2102 BARAK LANE
BRYAN, TX 77802

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00000008767790

BRAZOS

EXHIBIT "A"

ALL OF LOT TWENTY-EIGHT (28), SAVE AND EXCEPT TEN FEET (10') OF LOT 28 ADJOINING LOT TWENTY-SEVEN (27), BLOCK EIGHT (8), THE OAKS, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 267, PAGE 355, DEED RECORDS OF BRAZOS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BRAZOS County

Deed of Trust Dated: July 10, 2015

Amount: \$188,522.00

Grantor(s): JAMIE MCKINNERNEY

Original Mortgagee: FLAGSTAR BANK, FSB

Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Mortgagee Servicer and Address: c/o FLAGSTAR BANK, FSB, 5151 Corporate Drive, Troy, MI 48098

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 01236577

Legal Description: LOT FOURTEEN (14), BLOCK THREE (3), FIRST INSTALLMENT, THE OAKS, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 267, PAGE 355, DEED RECORDS, BRAZOS COUNTY, TEXAS

Date of Sale: March 3, 2020 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

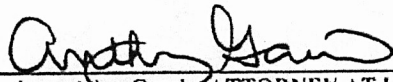
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

KRISTOPHER HOLUB OR JULIAN PERRINE, EVAN PRESS, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-007822


c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

FILED

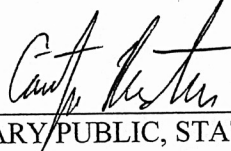
2020 JAN 16 P 3:18

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
DEPUTY

STATE OF TEXAS

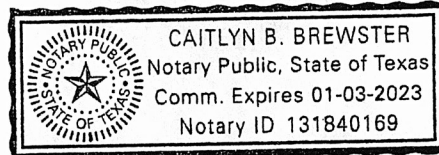
COUNTY OF BRAZOS

Before me, the undersigned authority, on this 16 day of January,
personally appeared Pete Florez, known to me to be the person(s) whose name
is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the
same for the purposes and consideration therein expressed, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-007822



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 03/03/2020

Time: Between 11:00 AM and beginning not earlier than 11:00 AM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Brazos County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/08/2017 and recorded in the real property records of Brazos County, TX and is recorded under Clerk's Book Number, 14356, Page 27, with Mark Martin (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Atlantic Bay Mortgage Group LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Mark Martin, securing the payment of the indebtedness in the original amount of \$185,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Atlantic Bay Mortgage Group, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT FOUR (4), BLOCK THREE (3), SIENA PHASE 2, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11301, PAGE 206, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

FILED

2020 JAN 30 P 12:01

KAPEN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
Michelle Davis



4717300

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BRAZOS County

Deed of Trust Dated: January 20, 2012

Amount: \$110,524.00

Grantor(s): KEITH JACKSON and PAMELA JACKSON

Original Mortgagee: JPMORGAN CHASE BANK, N.A.

Current Mortgagee: NEWREZ MORTGAGE LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Mortgagee Address: NEWREZ MORTGAGE LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826

Recording Information: Document No. 2012-1110996

Legal Description: LOT EIGHT (8), BLOCK TWENTY-FOUR (24), THE OAKS EIGHTH INSTALLMENT, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 385, PAGE 213 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: March 3, 2020 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

KRISTOPHER HOLUB OR JULIAN PERRINE, EVAN PRESS, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

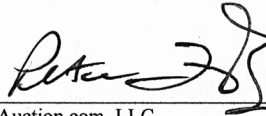
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-008349



c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
Michelle Davis
CLERK

2020 JAN 30 P 12:04

FILED

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LoanCare LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

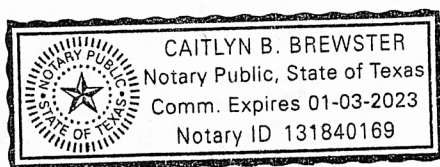
Atlantic Bay Mortgage Group, LLC
3637 Sentara Way
Virginia Beach, VA 23452

Pete Florez
SUBSTITUTE TRUSTEE
Pete Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared Pete Florez, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of January, 2020.



Caitlyn Brewster
NOTARY PUBLIC in and for

Brazos COUNTY
My commission expires: 01/03/2023
Print Name of Notary: Caitlyn Brewster

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 1-30-2020 I filed at the office of the Brazos County Clerk and caused to be posted at the Brazos County courthouse this notice of sale.

Declarants Name: Pete Florez
Date: 1-30-2020

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 07/21/2009
Grantor(s): CHRISTINA M. VAZQUEZ AND ANDRES VAZQUEZ, WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR IMORTGAGE.COM, INC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$144,176.00
Recording Information: Book 9243 Page 1 Instrument 01037041
Property County: Brazos
Property: (See Attached Exhibit "A")
Reported Address: 15103 MEREDITH LANE, COLLEGE STATION, TX 77845

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of March, 2020
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

KAREN MOORE, COUNTY CLERK
Brazos County, Bryan, Texas
Michael O'Connell
Brazos County, Bryan, Texas

2020 JAN 30 P 12:04

FILED

Certificate of Posting

I am Pete Florez whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 1-30-2020 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

By: 

Exhibit "A"

LOT 2, BLOCK 6, WITHIN PHASE 2, AMENDING PLAT OF MEADOWCREEK SUBDIVISION, PHASE 2 AND PHASE 3, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8285, PAGE 280 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Notice of Postponement of Foreclosure Sale

FILED

2020 FEB -3 P 2:33

STATE OF TEXAS §

COUNTY OF BRAZOS §

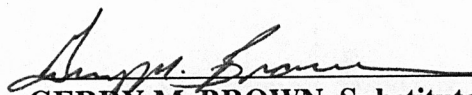
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY *Km Lee*

Public notice is hereby given that the foreclosure sale previously announced by **Gerry M. Brown**, acting as **Substitute Trustee** pursuant to the deed of trust executed by **Brazos Living Homes, LLC**, dated **November 7, 2018**, and recorded in **Volume 15006, Page 230, Official Public Records of Brazos County, Texas**, for **February 4, 2020**, for the following described property has been postponed:

Lot Two (2) Block Three (3), Park Hudson, Phase Six, an addition to the City of Bryan, Brazos County, Texas according to plat recorded in Volume 6866, Page 25, Official Records of Brazos County, Texas.

The foreclosure sale will be reset and again announced if and when a new sale date is established.

Dated **February 3, 2020**


GERRY M. BROWN, Substitute Trustee
The Ellison Firm
302 Holleman Dr. East, Suite 76
College Station, Texas 77840-7000
(979) 696-9889 (telephone)
(979) 693-8819 (telecopier)

FILED

2020 JAN 23 A 11:16

00000008783003

3943 DOVE TRAIL
COLLEGE STATION, TX 77845

KAREN McQUEEN, COUNTY CLERK
Brazos County, Texas
BY: [Signature] DEPUTY
NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: March 03, 2020

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 19, 2008 and recorded in Document VOLUME 8814, PAGE 19; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 2017-1301210 real property records of BRAZOS County, Texas, with MARQUIS M TURNER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARQUIS M TURNER, securing the payment of the indebtednesses in the original principal amount of \$190,979.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Is Sa

Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 01/23/2020 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Bob Schubert

Declarants Name: Bob Schubert

Date: 01/23/2020

3943 DOVE TRAIL
COLLEGE STATION, TX 77845

00000008783003

00000008783003

BRAZOS

EXHIBIT "A"

LOT FOURTEEN (14), BLOCK FOUR (4), SPRINGBROOK-OAKGROVE, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1833, PAGE 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

FILED

6202 LONDON CIR
BRYAN, TX 77802

2020 JAN 23 A 11:16

00000008700189

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

KAREN McQUEEN, COUNTY CLERK
BRYAN, TEXAS
BY: [Signature] DEPUTY

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: March 03, 2020

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 17, 2018 and recorded in Document CLERK'S FILE NO. 1338615 real property records of BRAZOS County, Texas, with KARL DAVID SMITH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KARL DAVID SMITH, securing the payment of the indebtednesses in the original principal amount of \$230,252.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 01/23/2020 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert

Date: 01/23/2020

6202 LONDON CIR
BRYAN, TX 77802

00000008700189

00000008700189

BRAZOS

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN BRAZOS COUNTY, TEXAS, BEING LOT EIGHT (8) , BLOCK THREE (3) , COPPERFIELD, SECTION 10A, TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2395, PAGE 63, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Matter No.: 087521-TX

Date: January 21, 2020

County where Real Property is Located: Brazos

ORIGINAL MORTGAGOR: DANIEL STERLING, HUSBAND AND HOLLY STERLING, WIFE

ORIGINAL MORTGAGEE: CORNERSTONE MORTGAGE COMPANY

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN TRUST E

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 6/11/2001, RECORDING INFORMATION: Recorded on 6/14/2001, as Instrument No. 0746244 in Book 04190 Page 00220 and later modified by a loan modification agreement recorded on 09/21/2017 as Instrument 2017-1309324 BK 14272 PG 207

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING ALL THAT CERTAIN LOT, TRACT, PART OR PARCEL OF LAND SITUATED IN BRAZOS COUNTY, TEXAS, AND KNOWN AS BEING LOT TWELVE (12), BLOCK ONE (1), SHERWOOD HEIGHTS, SECTION 2, AN ADDITION IN BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 361, PAGE 237, DEED RECORDS OF BRAZOS COUNTY TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/3/2020, the foreclosure sale will be conducted in Brazos County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST E who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

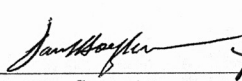
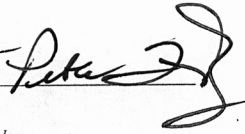
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST
E
c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806



The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By:  
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

FILED
2020 FEB -4 A 8:14
KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY _____ DEPUTY

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" NOVEMBER 12, 2018, which was executed by **MARY FLENTGE MCAULEY**, hereinafter referred to as the "MORTGAGOR", said MORTGAGOR conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "PROPERTY" which is situated in **BRAZOS COUNTY, TEXAS**, to **J. FRED BAYLISS**, as TRUSTEE, hereinafter referred to as the "TRUSTEE" and thereafter the aforesaid DEED OF TRUST was duly recorded under Document Number 1345908, Volume 15014, Page 23, Official Public Records of BRAZOS COUNTY, TEXAS; said PROPERTY is described as follows:

BEING LOT SEVEN (7), BLOCK TEN (10), COPPERFIELD, SECTION TWO, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 718, PAGE 437, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.


together with all improvements thereon and further includes all other property set forth in the aforesaid DEED OF TRUST, to secure the payment of (1) one certain Promissory Note dated NOVEMBER 12, 2018, in the original principal amount of \$255,000.00, which was executed by MORTGAGOR and payable to the order of **AGGIELAND HOMES, LLC**, "BENEFICIARY".

WHEREAS, the BENEFICIARY has directed the said TRUSTEE to enforce the power of sale under the DEED OF TRUST for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days' notice and the recording of a Notice in the **BRAZOS COUNTY CLERK'S OFFICE** giving the time, place, and terms of said sale, and a description of the PROPERTY to be sold, pursuant to the DEED OF TRUST and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, **J. FRED BAYLISS**, TRUSTEE, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid DEED OF TRUST, at the last known address of such debtor, according to the records of BENEFICIARY, as required by the aforesaid DEED OF TRUST and the laws of the State of Texas, sell the PROPERTY at public auction to the highest bidder or bidders for cash at the area in the **BRAZOS COUNTY COURTHOUSE** which has been designated by the Commissioner's Court for the conducting of trustee sales, in the **CITY OF BRYAN, BRAZOS COUNTY, TEXAS**, at a time no earlier than 10:00 o'clock a.m., but in no event will such sale occur beyond 3:00 o'clock

p.m., on the first Tuesday in **MARCH 2020**, the same being the 3th day of **MARCH, 2020**.

EXECUTED in multiple originals on the 3 day of FEBRYARY, 2020.



J. FRED BAYLISS

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

FILED
2020 FEB -4 A 8:14
KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY _____

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" May 28, 2010, which was executed by **ANA PAULA ZELAYA**, hereinafter referred to as the "MORTGAGOR", said MORTGAGOR conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "PROPERTY" which is situated in **BRAZOS COUNTY, TEXAS**, to **J. FRED BAYLISS**, as TRUSTEE, hereinafter referred to as the "TRUSTEE" and thereafter the aforesaid DEED OF TRUST was duly recorded under Document Volume 9655, Page 16, Official Public Records of BRAZOS COUNTY, TEXAS; said PROPERTY is described as follows:

(1132 BITTLE LANE, BRYAN, BRAZOS COUNTY, TEXAS 77803)

BEING ALL OF LOT SEVEN (7), BLOCK TWO (2), WESTPARK SUBDIVISION, PHASE 1, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 424, PAGE 911 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.


together with all improvements thereon and further includes all other property set forth in the aforesaid DEED OF TRUST, to secure the payment of (1) one certain Promissory Note dated May 28, 2010, in the original principal amount of \$74,000.00, which was executed by MORTGAGOR and payable to the order of **OVAIS, INCORPORATED**, "BENEFICIARY".

WHEREAS, the BENEFICIARY has directed the said TRUSTEE to enforce the power of sale under the DEED OF TRUST for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days' notice and the recording of a Notice in the **BRAZOS COUNTY CLERK'S OFFICE** giving the time, place, and terms of said sale, and a description of the PROPERTY to be sold, pursuant to the DEED OF TRUST and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, **J. FRED BAYLISS**, TRUSTEE, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid DEED OF TRUST, at the last known address of such debtor, according to the records of BENEFICIARY, as required by the aforesaid DEED OF TRUST and the laws of the State of Texas, sell the PROPERTY at public auction to the highest bidder or bidders for cash at the area in the **BRAZOS COUNTY COURTHOUSE** which has been designated by the Commissioner's Court for the conducting of trustee sales, in the **CITY OF BRYAN, BRAZOS COUNTY**,

TEXAS, at a time no earlier than 10:00 o'clock a.m., but in no event will such sale occur beyond 3:00 o'clock p.m., on the first Tuesday in **MARCH 2020**, the same being the **3rd** day of **MARCH, 2020**.

EXECUTED in multiple originals on the 29th day of JANUARY, 2020.



J. FRED BAYLISS

NOTICE OF TRUSTEE'S SALE

FILED

Date: February 4, 2020

Trustee: Christopher J. Smitherman

Lender: Jack H. Matthews

Note: Promissory Note dated June 25, 2018, in the original principal amount of ONE MILLION TWO HUNDRED THOUSAND and 00/100S DOLLARS (\$1,200,000.00)

2020 FEB -4 A 10:41

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
By: [Signature] DEPUTY

Deed of Trust:

Date: June 25, 2018

Grantor: Beautiful Abilities, LLC, a Texas limited liability company

Beneficiary: Jack H. Matthews

Recording Information: Deed of Trust filed at Volume 14756, Page 52 of the Official Public Records of Brazos County, Texas.

Other Lien Documents: Vendor's Lien retained in that certain Warranty Deed filed at Volume 15113, Page 25 of the Official Public Records of Brazos County, Texas.

Property: Being all of that certain tract or parcel of land lying and being situated in the THOMAS BLAKEY LEAGUE, A-6, Brazos County, Texas and being all of that 59.54 acre tract (called 60.00 acres) conveyed to Jack H. Matthews by Edgar Morris and wife Marjorie Davidson Morris, recorded in Volume 2005 Page 111, Official Records of Brazos County, Texas and being more particularly described by metes and bounds on Exhibit "A", attached hereto and made a part hereof for all purposes.

County: Brazos County, Texas

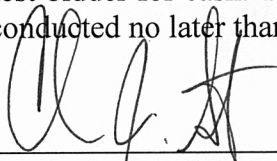
Date of Sale: March 3, 2020

Time of Sale: 1:30 p.m.

Place of Sale: Brazos County Administration Building, 200 S. Texas Avenue, Bryan, Texas 77803, or as otherwise designated by the Brazos County Commissioners Court.

Christopher J. Smitherman is the Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property "AS IS" for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than two hours thereafter.



Christopher J. Smitherman, Trustee
6166 Imperial Loop, Ste, 15
College Station, Texas 77845

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

EXHIBIT "A"

Being all of that certain tract or parcel of land lying and being situated in the THOMAS BLAKEY LEAGUE, A-6, Brazos County, Texas and being all of that 59.54 acre tract (called 60.00 acres) conveyed to Jack H. Matthews by Edgar Morris and wife Marjorie Davidson Morris, recorded in Volume 2005 Page 111, Official Records of Brazos County, Texas and being described as follows:

BEGINNING: at the most northerly common corner of said 59.54 acre tract and the Tim Relyea 64.61 acre tract (4376/066); same being N 44°46'56" E - 32.11 feet from a 1/2" iron rod set on the common line between said tracts in the southwest line of a county road called Edge Cut-Off Road;

THENCE: S 44°59'44" E - 781.90 feet along said Edge Cut-Off Road to the most northerly common corner of said 59.54 acre tract and the Robert and Ann Horton 52.13 acre tract (7136/144);

THENCE: S 44°42'36" W - 21.56 feet pass a 1/2" iron rod found on line in said Edge Cut-Off Road line then continue for a total distance of 3344.44 feet along the common line between said 59.54 acre tract, said Horton tract and the Mary Ruth Patranella 52.13 acre tract (388/216) to a 1/2" iron rod found for the most southerly common corner of this tract and said Patranella tract; same being in the northeast common line of the Tim Relyea 259.175 acre tract (4361/146) and said 59.54 acre tract;

THENCE: N 44°58'48" W 769.18 feet along the common line between this tract and said Hayes tract to a 5/8" iron rod with cap set for the most southerly common corner of said 59.54 acre tract and said Irick tract;

THENCE: N 44°29'32" E at 32.11 feet pass a 1/2" iron rod found on said Edge Cut-Off Road line then continue along the common line between said 59.54 acre tract and said Irick tract for a total distance of 3344.32 feet to the PLACE OF BEGINNING; and containing 59.54 acres of land, more or less, of which 0.48 acres are contained in said Edge Cut-Off Road right-of-way according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on April 8, 2015.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Date: February 5, 2020

Borrower: **CAMBRIDGE I HOLDINGS, LLC,**
a Delaware limited liability company

Borrower's Address: 1522 2nd Street
Santa Monica, California 90401
Attention: John D. Forbess

and

21860 Burbank Blvd.
Suite 300 South
Woodland Hills, California 91367
Attention: John D. Forbess

Holder: **COMM 2014-CCRE21 UNIVERSITY DRIVE
EAST, LLC,** a Delaware limited liability company

Holder's Address: c/o LNR Partners, LLC
1601 Washington Avenue, Suite 700
Miami Beach, Florida 33139

Special Servicer: LNR Partners, LLC, a Florida limited liability company

Special Servicer's Address: 1601 Washington Avenue, Suite 700
Miami Beach, Florida 33139

Substitute Trustees: Mark L. Patterson, Eric Haitz, Eric Seitz, and Charles Gibbs,
each of whom is an individual and may act alone or together
(each a "**Substitute Trustee**")

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRAZOS COUNTY, TEXAS
Michelle Olvera, COUNTY CLERK

2020 FEB -6 P 2:26

FILED

Substitute Trustees' Addresses:

c/o Katten Muchin Rosenman LLP
1717 Main Street, Suite 3750
Dallas, Texas 75201
Attention: Mark L. Patterson, Esq.

and

c/o Katten Muchin Rosenman LLP
2121 N. Pearl Street, Suite 1100
Dallas, Texas 75201-2494
Attention: Mark L. Patterson, Esq.

Deed of Trust:

Deed of Trust, Security Agreement, Assignment of Leases,
Assignment of Property Documents and Fixture Filing

Date: dated as of October 29, 2014

Grantor: Cambridge I Holdings, LLC, a Delaware limited liability company

Original Lender: Cantor Commercial Real Estate Lending, L.P., a Delaware limited partnership

Original Trustee: Ann Wilbanks, an individual
(who has been replaced)

Secures: Obligations under the Promissory Note (the "**Note**"), dated October 29, 2014, in the original principal amount of \$35,700,000.00, executed by Grantor, payable to the order of Original Lender and currently held by Holder.

Recording: Recorded October 30, 2014, as Document No. 2014-1212618, Book VI-12348, Page 65, in the Recorder's Office of Brazos County, Texas (the "**Records**"). The Deed of Trust was (a) assigned by Original Lender to CCRE Loan Seller III, LLC, a Delaware limited liability company ("**Loan Seller**"), pursuant to that certain Assignment of Deed of Trust, Security Agreement, Assignment of Leases, Assignment of Property Documents and Fixture Filing, executed December 29, 2014, and recorded January 28, 2015, as Document Number 2015-1220396, Book VI-12489, Page 279, in the Records; (b) assigned by Loan Seller to Original Lender pursuant to that certain Assignment of Deed of Trust, Security Agreement, Assignment of Leases, Assignment of Property Documents and Fixture Filing, executed December 29, 2014, and recorded January 28, 2015, as Document Number 2015-1220399, Book VI-12490, Page 1, in the Records; (c) assigned by Original Lender to WELLS FARGO BANK, NATIONAL

ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF COMM 2014-CCRE21 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES ("**Wells Fargo**"), pursuant to that certain Assignment of Deed of Trust, Security Agreement, Assignment of Leases, Assignment of Property Documents and Fixture Filing, executed December 29, 2014, to be effective as of December 19, 2014, and recorded January 28, 2015, as Document Number 2015-1220402, Book VI-12490, Page 19, in the Records; and (d) assigned by Wells Fargo to Holder pursuant to that certain Assignment of Deed of Trust, Security Agreement, Assignment of Leases, Assignment of Property Documents and Fixture Filing and Other Loan Documents, executed on January 22, 2020, recorded January 29, 2020, as Document Number 1383767, Volume 15821, Page 200, in the Records.

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described in **Exhibit A**, attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale (as defined below) will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale:

Tuesday, March 3, 2020

Time of Sale:

The sale of the Property will take place between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the sale will take place is 10:00 A.M., and the sale will commence within three hours of such time.

Place of Sale:

The atrium on the first (1st) floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas 77803 or, if the preceding area is no longer the designated area, at the area most recently designated by the Commissioners Court of Brazos County, Texas, for foreclosure sales.

Holder has appointed Mark L. Patterson, Eric Haitz, Eric Seitz, and Charles Gibbs, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder acting by and through Special Servicer has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

(signature appears on following page)

Mark L. Patterson

MARK L. PATTERSON,
As Substitute Trustee

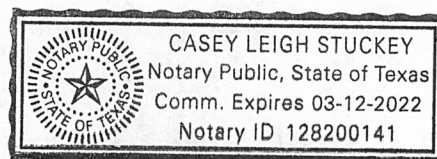
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me, the undersigned authority, on the 5th day of February, 2020, personally appeared **MARK L. PATTERSON**, as Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same in the capacity therein stated.

Casey Leigh Stuckey
Notary Public, State of Texas

Casey Leigh Stuckey
(printed name)

My commission expires:
3-12-2022.



After recording return to:

Mark L. Patterson, Esq.
Katten Muchin Rosenman LLP
1717 Main Street, Suite 3750
Dallas, Texas 75201

EXHIBIT A

Real Property Legal Description

TRACT 1 (FEE SIMPLE):

BEING A 7.0181-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRAZOS COUNTY, TEXAS, AND BEING ALL OF LOT 4, BLOCK V, UNIVERSITY PARK SECTION II, AN ADDITION TO THE CITY OF COLLEGE STATION, ACCORDING TO THE RESUBDIVISION PLAT OF LOTS 1, 4, 5, 6, & 7, BLOCK V, AND UNPLATTED LOT, UNIVERSITY PARK, SECTION TWO, RECORDED IN VOLUME 673, PAGE 301, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND SAID 7.0181-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND MARKING THE SOUTHERNMOST PROPERTY CORNER OF LOT 2, BLOCK V, UNIVERSITY PARK, SECTION II, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 538, PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS, SAID ROD ALSO LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF UNIVERSITY DRIVE EAST (F.M. 60);

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE WITH THE FOLLOWING CALLS:

S 68° 55' 33" W, 61.06' TO A TXDOT CONCRETE MONUMENT;
S 81° 44' 55" W, 107.97' TO AN IRON ROD;
S 82° 25' 16" W, 108.99' TO A MARK FOUND IN CONCRETE;
S 64° 12' 13" W, 25.06' TO A MARK FOUND ON A CONCRETE PARKING LOT MARKING THE SOUTHERNMOST CORNER OF SAID LOT 1 AND WHICH IS ALSO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY WITH THE FOLLOWING CALLS:

S 64° 12' 13" W, 83.94' TO A MARK FOUND ON A CONCRETE PARKING LOT ISLAND;
S 64° 52' 40" W, 92.07' TO A TXDOT DISK FOUND ON A CONCRETE DRIVEWAY;
S 47° 27' 02" W, 131.15' TO AN IRON ROD FOUND MARKING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST UNIVERSITY DRIVE AND THE EASTERLY RIGHT OF WAY LINE OF EAST TARROW STREET (FED MART DRIVE);

THENCE N 31° 57' 29" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAST TARROW STREET FOR A DISTANCE OF 16.04' TO AN IRON ROD FOUND;

THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF EAST TARROW STREET WITH THE FOLLOWING CALLS:

A CURVE TO THE LEFT WITH THE FOLLOWING DATA: CHORD 157.04', CHORD BEARING N 39° 47' 00" W, RADIUS 576.71', ARC 157.53', CENTRAL ANGLE 15° 39' 03", TO AN IRON ROD FOUND;

N 47° 36' 32" W, 307.53' TO A MARK FOUND ON A CONCRETE DRIVEWAY;

A CURVE TO THE RIGHT WITH THE FOLLOWING DATA: CHORD 320.67', CHORD BEARING N 26° 44' 08" W, RADIUS 450.00', ARC 327.88', CENTRAL ANGLE 41° 44' 48", TO AN "X" MARK FOUND ON A CONCRETE DRIVEWAY;

THENCE N 89° 21' 00" E, ALONG THE COMMON BOUNDARY WITH LOT 5A, BLOCK V, UNIVERSITY PARK, SECTION TWO, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE AMENDING PLAT RECORDED IN VOLUME 1578, PAGE 227, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 699.04' TO AN IRON ROD FOUND ON THE WEST LINE OF LOT 1, BLOCK V, UNIVERSITY PARK, SECTION TWO, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 673, PAGE 301, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE ALONG THE WEST LINE OF SAID LOT 1 WITH THE FOLLOWING CALLS:

S 52° 41' 46" W, 105.60' TO A MARK FOUND ON A CONCRETE PARKING LOT;
S 46° 58' 30" E, 149.37' TO AN IRON ROD FOUND;
S 24° 30' 59" E, 67.81' TO AN IRON ROD FOUND;
S 03° 33' 07" E, 107.60' TO AN IRON ROD FOUND;
S 25° 01' 01" W, 82.76' TO A MARK FOUND ON A CONCRETE PARKING LOT;
S 10° 57' 15" E, 62.79' TO A MARK FOUND ON A CONCRETE PARKING LOT WHICH IS THE POINT OF BEGINNING CONTAINING 7.0181 ACRES OF LAND MORE OR LESS.

TRACT II (EASEMENT):

NON-EXCLUSIVE EASEMENT ESTATE CREATED BY INSTRUMENTS DESCRIBED AS FOLLOWS:

1) RECIPROCAL PARKING AGREEMENT DATED JULY 28, 1986, BY AND BETWEEN SAVERS FEDERAL SAVINGS & LOAN AND G.D. "SONNY" LOOK AND BRUCE D. WEAVER, D/B/A COLLEGE STATION HILTON, RECORDED IN VOLUME 1126, PAGE 84, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS; THE INTEREST OF SAVERS FEDERAL SAVINGS & LOAN BEING TRANSFERRED TO THE BOARD OF REGENTS OF THE TEXAS A & M UNIVERSITY SYSTEM ON MAY 31, 1989, RECORDED IN VOLUME 1120, PAGE 530, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AFFECTING LOT 4, BLOCK V, UNIVERSITY PARK SECTION TWO, ACCORDING TO A REPLAT RECORDED IN VOLUME 673, PAGE 301, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND LOT 5A, BLOCK V, ACCORDING TO A REPLAT RECORDED IN VOLUME 1578, PAGE 227, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

2) RECIPROCAL PARKING AGREEMENT DATED MARCH 13, 1991, BY AND BETWEEN THE TEXAS A & M UNIVERSITY SYSTEM AND SUNBELT HOTEL, D/B/A COLLEGE STATION HILTON, RECORDED IN VOLUME 1247, PAGE 201, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AFFECTING LOT 4, BLOCK V, UNIVERSITY PARK SECTION TWO, ACCORDING TO A REPLAT RECORDED IN VOLUME 673, PAGE 301, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND LOT 5A, BLOCK V, ACCORDING TO A REPLAT RECORDED IN VOLUME 1578, PAGE 227, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

THE STATE OF TEXAS
COUNTY OF BRAZOS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

2020 FEB -6 P 3:14

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY: *Patsy Davis*

WHEREAS, on September 9, 2008, **Brian C. Dickerson and Tashia N. Dickerson** ("Grantor") executed and delivered a Deed of Trust, Security Agreement, Fixtures, Financing Statement and Assignment of Rents and Leases (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the hereinbelow described property to secure **Prosperity Bank**, in the payment of an indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded in Volume 8800, Page 227, being corrected and refiled in Volume 8806, Page 171, Official Records, Brazos County, Texas to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David. Smith, Pete Florez, Zachary Florez, Orlando Rosas and Bobby Brown**, any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,

on **Tuesday, March 3, 2020**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the Atrium on the first floor of the Brazos County Administration Building located at 200 South Texas Avenue, Bryan, Texas, which designated area is more particularly described in the Brazos County Commissioner's Court Minutes recorded in the Official Real Property Records of Brazos County, Texas, or any other area which has been designated by the Brazos County Commissioner's Court as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto and all equipment located on or used in connection with the Property:

- (1) **TRACT ONE:** Lot One-A (1A), Block One (1), Wood Forest Phase 3, Installment "A", City of Bryan, according to plat thereof recorded in Volume 863, Page 771, of the Official Records of Brazos County, Texas, and Lot One (1), Block Two (2), Wood Forest Phase 3, Installment "A", City of Bryan, according to plat thereof recorded in Volume 861, Page 619, of the Official Records of Brazos County.
- (2) **TRACT TWO:** Being a 0.3543-acre tract or parcel of land lying and being situated in the John Austin League No. 8, Abstract 2, Brazos County, Texas, and being the same tract of land conveyed to Herbert Luza in Volume 85, Page 194, Deed Records, Brazos County, Texas, and furthermore said 0.3543-acre tract being more particularly described by metes and bounds in the Deed of Trust, Security Agreement, Fixtures, Financing Statement and Assignment of Rents and Leases (herein the "Deed of Trust) recorded in Volume 8800, Page 227, being corrected and refiled in Volume 8806, Page 171, Official Records, Brazos County.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David. Smith, Pete Florez, Zachary Florez, Orlando Rosas and Bobby Brown
c/o CHERNOSKY, SMITH, RESSLING & SMITH, PLLC
Attention: **L. David. Smith**
3664 Walnut Bend Lane Bldg. B
Houston, Texas 77042
Telephone: (713) 800-8604
cell phone: 281-788-3666
Email: smith@csrslaw.com

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 4th day of February, 2020.

L. David Smith Substitute Trustee

L. David. Smith, Substitute Trustee
Chernosky, Smith, Resslering & Smith, PLLC

3664 Walnut Bend Lane Bldg. B
Houston, Texas 77042
Telephone: (713) 800-8604
Cell phone 281-788-3666
Email:smith@csrslaw.com

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BRAZOS County

Deed of Trust Dated: June 7, 2016

Amount: \$264,775.00

Grantor(s): ANN P MUEHLEBACH, DIRK D MUEHLEBACH and JENNIFER M MUEHLEBACH

Original Mortgagee: CITY BANK DBA CITY BANK MORTGAGE

Current Mortgagee: CITY BANK MORTGAGE

Mortgagee Address: CITY BANK MORTGAGE, 12720 HILLCREST ROAD, SUITE 201, DALLAS, TX 75230

Recording Information: Document No. 2016-1266413

Legal Description: LOT SIX (6), BLOCK TWENTY-ONE (21), CASTLEGATE II SUBDIVISION SECTION 103, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12062, PAGE 98, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

2020 FEB 10 A 11:27

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY *[Signature]* DEPUTY

Date of Sale: March 3, 2020 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

KRISTOPHER HOLUB OR JULIAN PERRINE, EVAN PRESS, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

[Signature]

Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2020-000010

[Signature]

c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED

NOTICE OF FORECLOSURE SALE

2020 FEB 10 A 11:30

Property:

The Property to be sold is described as follows:

SEE EXHIBIT A

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRAZOS, TEXAS
[Signature]

Security Instrument:

Deed of Trust dated December 26, 2014 and recorded on December 31, 2014 as Instrument Number 2014-1218073 in the real property records of BRAZOS County, Texas, which contains a power of sale.

Sale Information:

March 03, 2020, at 11:00 AM, or not later than three hours thereafter, at the atrium on the first floor of the County Administration Building located at 200 South Texas Avenue, Bryan, Texas, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by SONIA DRABEK AND STEVEN DRABEK secures the repayment of a Note dated December 26, 2014 in the amount of \$284,250.00. ROUNDPOINT MORTGAGE SERVICING CORPORATION, whose address is c/o RoundPoint Mortgage Servicing Corporation, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

Court Order:

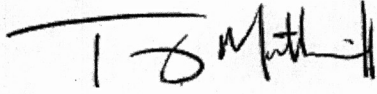
A Home Equity Foreclosure Order was signed on January 6, 2020 in the 272nd District Court of Brazos County under Cause No. 19-002099-CV-272. A copy of the Order is attached hereto.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

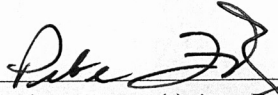


4718026

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



Substitute Trustee(s): Amy Bowman, Reid Ruple,
Kathleen Adkins, Evan Press, Stephanie Kohler,
Cary Corenblum, Luci Fuller, Mariel Marroquin,
Kristopher Holub, Catrena Ward, Julian Perrine,
Pete Florez, Zachary Florez, Orlando Rosas,
Vanessa McHaney, Sheryl LaMont, Harriett.
Fletcher, Robert LaMont, Allan Johnston, Sharon St.
Pierre, Ronnie Hubbard, Bobby Brown, David Sims
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, TX 75024

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 10th day of February, 2020 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BRAZOS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Navasota, County of Brazos, State of TX, and is described as follows:

Tract One:

All that certain 11.201 acre lot, tract or parcel of land lying and being situated in Brazos County, Texas, situated in the Andrew Millican League, Abstract No. 39, being the same tract described in a Deed to David Ahm Smith and Shana Lewis Smith recorded in Volume 3618, page 172, Official Records of Brazos County, Texas, being more particularly described by metes and bounds as follows:

Beginning at 3/8" iron rod found for corner at the northwest corner of the said Smith tract at a fence corner, the adjoining 137.38 acres described in Volume 1779, Page 76 to Dolores Gale Marrs;

Thence N 85 degrees 13 minutes 18 seconds E along the north line of the Smith tract and the adjoining Marrs tract south line a distance of 460.19 feet to a 1" iron pipe found for corner at the northeast corner of the Smith tract and being also the northwest corner of the adjoining 17.75 acres tract of Jack Scamardi (Vol. 683, pg. 769);

Thence 01 degree 02 minutes 50 seconds E with the Smith and Scamardi line a distance of 1372.92 feet to 1" iron pipe found for corner at a fence corner in the northeast margin of Farm Road No. 2154;

Thence N 56 degrees 25 minutes 46 seconds W with said road a distance of 100.27 feet to a concrete r.o.w, monument found for corner, being 50 feet from the center of said road;

Thence N 49 degrees 56 minutes 40 seconds W with the said road in a r.o.w, width transition a distance of 263.17 feet to another concrete monument found for corner, being 70 feet from the center of said road;

Thence N 54 degrees 21 minutes 36 seconds W with the said road a distance of 90.18 feet to a point for corner, from which a reference corner bears N 06 degrees 46 minutes 00 seconds W 20.52 feet;

Thence N 06 degrees 46 minutes 00 seconds W (bearing basis) along the west fence of the subject tract and the east line of Marrs a distance of 1064.42 feet to the Place of Beginning, containing 11.201 acres, more or less.

Tract Two:

All that certain 0.719 acre lot, tract or parcel of land lying and being situated in Brazos County, Texas, situated in the Andrew Millican League, Abstract No. 39, being a part or portion of a called 137.38 acres tract described in a deed from Nora Byrd Wagner, Trustee under the Will of Winnie E. Chapman, deceased, to Dolores Gale Marrs, recorded in Volume 1779, page 76, Official Records of Brazos County, Texas, said part out of the southeast corner of the Marrs tract and adjoining Steve Drabek 11.201 acres land described more particularly by metes and bounds as follows:

Beginning at the southwest corner of Steve Drabek 11.201 acres (Volume 5646, page 196), being the accepted southeast corner of the said Marrs tract, a 1/2 inch iron rod found for corner in the northeast right-of-way of Farm Road No. 2154;

Thence N 53 degrees 04 minutes 47 seconds W along the southwest line of said Marrs Tract and the said r.o.w. of said road us fenced a distance of 373.54 feet to a 1/2 inch iron rod set for corner;

Thence N 88 degrees 47 minutes 13 seconds E across the Marrs tract a distance of 271.39 feet to the 1/2 inch iron rod set for corner in the common line between Marrs and Drabek;

Thence S 06 degrees 46 minutes 00 seconds E with the common Marrs and Drabek line a distance of 23 1.74 feet to the Place Of Beginning, containing 0.719 acre Orland, more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and docs not override Item 2 of Schedule B hereof.

CAUSE NO. 19-002099-CV-272

IN RE: ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT OF
CONCERNING 24201 FM 2154 RD	§	
NAVASOTA, TX 77868	§	
UNDER TEX. R. CIV. PROC. 736	§	
	§	
PETITIONER:	§	
	§	BRAZOS COUNTY, TEXAS
ROUNDPOINT MORTGAGE SERVICING	§	
CORPORATION	§	
	§	
RESPONDENT(S):	§	
	§	
STEVEN DRABEK AND SONIA DRABEK	§	272ND JUDICIAL DISTRICT

DEFAULT ORDER

1. On this date the Court considered Petitioner's Motion for Default Order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address of each Respondent subject to this order is:

STEVEN DRABEK 24201 FM 2154 RD NAVASOTA, TX 77868	SONIA DRABEK 24201 FM 2154 RD NAVASOTA, TX 77868
--	---

Each Respondent was properly served with the citation, but none of the Respondents filed a response within the time required by law. The return of service for each Respondent has been on file with the Court for at least ten days.

3. The Property that is the subject of this foreclosure proceeding is commonly known as 24201 FM 2154 RD, NAVASOTA, TX 77868 with the following legal description:

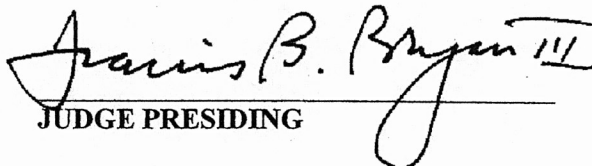
SEE EXHIBIT A

4. The lien sought to be foreclosed is indexed or recorded at Document 2014-1218073 and recorded in the real property records of Brazos County, Texas.

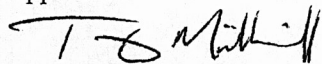
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order and under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.
8. This Order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate original proceeding, filed in accordance with Texas Rule of Civil Procedure 736.11.

January 6, 2020

SIGNED this _____ day of _____, 20____.


JUDGE PRESIDING

Approved:



Dustin C. George

Texas Bar No. 24065287

dustin.george@mwglegal.com

Tracey Midkiff

Texas Bar No. 24076558

tracey.midkiff@mwglegal.com

MILLER, WATSON & GEORGE, P.C.

5550 Granite Parkway Ste. 245

Plano, Texas 75024

Phone: (469) 518-4975

Fax: (469) 518-4972

Attorney for Petitioner

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Navasota, County of Brazos, State of TX, and is described as follows:

Tract One:

All that certain 11.201 acre lot, tract or parcel of land lying and being situated in Brazos County, Texas, situated in the Andrew Millican League, Abstract No. 39, being the same tract described in a Deed to David Ahm Smith and Shana Lewis Smith recorded in Volume 3618, page 172, Official Records of Brazos County, Texas, being more particularly described by metes and bounds as follows:

Beginning at 3/8" iron rod found for corner at the northwest corner of the said Smith tract at a fence corner, the adjoining 137.38 acres described in Volume 1779, Page 76 to Dolores Gale Marrs;

Thence N 85 degrees 13 minutes 18 seconds E along the north line of the Smith tract and the adjoining Marrs tract south line a distance of 460.19 feet to a 1" iron pipe found for corner at the northeast corner of the Smith tract and being also the northwest corner of the adjoining 17.75 acres tract of Jack Scamardi (Vol. 683, pg. 769);

Thence 01 degree 02 minutes 50 seconds E with the Smith and Scamardi line a distance of 1372.92 feet to 1" iron pipe found for corner at a fence corner in the northeast margin of Farm Road No. 2154;

Thence N 56 degrees 25 minutes 46 seconds W with said road a distance of 100.27 feet to a concrete r.o.w. monument found for corner, being 50 feet from the center of said road;

Thence N 49 degrees 56 minutes 40 seconds W with the said road in a r.o.w. width transition a distance of 263.17 feet to another concrete monument found for corner, being 70 feet from the center of said road;

Thence N 54 degrees 21 minutes 36 seconds W with the said road a distance of 90.18 feet to a point for corner, from which a reference corner bears N 06 degrees 46 minutes 00 seconds W 20.52 feet;

Thence N 06 degrees 46 minutes 00 seconds W (bearing basis) along the west fence of the subject tract and the east line of Marrs a distance of 1064.42 feet to the Place of Beginning, containing 11.201 acres, more or less.

Tract Two:

All that certain 0.719 acre lot, tract or parcel of land lying and being situated in Brazos County, Texas, situated in the Andrew Millican League, Abstract No. 39, being a part or portion of a called 137.38 acres tract described in a deed from Nora Byrd Wagner, Trustee under the Will of Winnie E. Chapman, deceased, to Dolores Gale Marrs, recorded in Volume 1779, page 76, Official Records of Brazos County, Texas, said part out of the southeast corner of the Marrs tract and adjoining Steve Drabek 11.201 acres land described more particularly by metes and bounds as follows:

Beginning at the southwest corner of Steve Drabek 11.201 acres (Volume 5646, page 196), being the accepted southeast corner of the said Marrs tract, a 1/2 inch iron rod found for corner in the northeast right-of-way of Farm Road No. 2154;

Thence N 53 degrees 04 minutes 47 seconds W along the southwest line of said Marrs Tract and the said r.o.w. of said road a distance of 373.54 feet to a 1/2 inch iron rod set for corner;

Thence N 88 degrees 47 minutes 13 seconds E across the Marrs tract a distance of 271.39 feet to the 1/2 inch iron rod set for corner in the common line between Marrs and Drabek;

Thence S 06 degrees 46 minutes 00 seconds E with the common Marrs and Drabek line a distance of 23 1.74 feet to the Place Of Beginning, containing 0.719 acre Orland, more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 3rd day of March 2020; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Brazos County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the atrium on the 1st floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

Date of Deed of Trust: November 6, 2019

Executed by: Noel Alejandro Jarmillo

Original Trustee named in Deed of Trust: Tina Hill

Original amount of Secured Indebtedness: \$179,900.00

Original Beneficiary named in Deed of Trust: OFH JNB 106 LLC

KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: *Amie C. Hill*
CLERK

2020 FEB 11 A 11:34

FILED

Property described in Deed of Trust:

All of Lot Eleven (11), Block Three (3), replat of PLANTATION OAKS SECTION ONE, an addition to the City of College Station, Brazos County, Texas, according to the plat thereof recorded in Volume 311, Page 179, of the Deed Records of Brazos County, Texas. **More commonly known as 1413 Magnolia Drive, College Station, Texas 77840**

Said Deed of Trust is recorded as Instrument Volume 15711 Page 171 in the Deed of Trust Records of Brazos County, Texas.

Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Evergreen Note Servicing, is representing the current mortgagee, OFH JNB 106 LLC and their address is :

Evergreen Note Servicing
P.O. Box 35172
Seattle, WA 98124-5172
Phone #800-473-3898

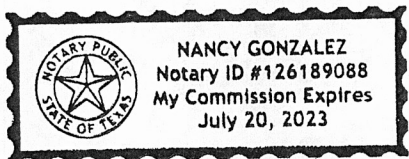
EXECUTED this 5th day of February, 2020

Tina Hill
Tina Hill
Trustee
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 5 day of February, 2020, by Tina Hill, known to me personally or by driver's license, in the capacity therein stated.



[Signature]
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OFFICE OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

Notice of Foreclosure Sale

February 11, 2020

FILED

2020 FEB 11 P 2:45

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
By: *Michelle Davis* DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: November 7, 2018

Grantor: Brazos Living Homes, LLC

Trustee: Charles A. Ellison

Lender: Brazos County Titan Property, LLC

Recorded in: Volume 15006, Page 230, Official Public Records of Brazos County, Texas

Legal Description: Lot Two (2) Block Three (3), Park Hudson, Phase Six, an addition to the City of Bryan, Brazos County, Texas according to plat recorded in Volume 6866, Page 25, Official Records of Brazos County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$1,100,000.00, executed by Brazos Living Homes, LLC ("Borrower") and payable to the order of Lender

Modifications and Renewals: Reinstatement, Modification and Renewal Agreement dated August 5, 2019 by and between Brazos Living Homes, LLC, a Texas limited liability company as Borrower, Brazos County Titan Property, LLC, a Texas limited liability company as Lender, and Laurie L. Brown as Guarantor recorded in Volume 15498, Page 41, Official Records of Brazos County, Texas (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Property: The real property and improvements described in and mortgaged in the Deed of Trust, including the real property described under the Legal Description above, and all rights and appurtenances thereto

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty dated November 7, 2018, and executed by Laurie L. Brown in favor of Lender

Substitute Trustee: Gerry M. Brown

Substitute Trustee's

Address: P.O. Box 10103, College Station, Texas 77842

Foreclosure Sale:

Date: Tuesday, March 3, 2020

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place: Brazos County Administration Building, 200 S. Texas Ave., Bryan, Texas 77803

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Those desiring to purchase the Property need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

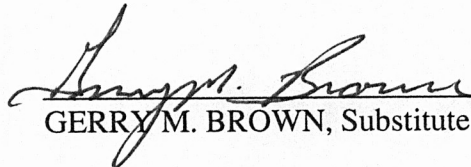
If Lender passes the Foreclosure Sale, the Substitute Trustee need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling and notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.


GERRY M. BROWN, Substitute Trustee

Notice of Foreclosure Sale

February 11, 2020

FILED

2020 FEB 11 A 11:45

Deed of Trust ("Deed of Trust"):

Dated: August 22, 2107
Grantor: Jose Oscar Garcia and Arabia Harris
Trustee: Joshua J. Benn
Lender: 23Vibe Investment Properties, LLC

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: *PT* DEPUTY

Recorded in: Volume 14229, Page 136 of the real property records of Brazos County, Texas

Legal Description: Lot Four (4), Block Two (2) of the Sherwood Heights Phase 2 Subdivision, College Station, Brazos County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$171,500.00, executed by Jose Oscar Garcia and Arabia Harris ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as Lot Four (4), Block Two (2) of the Sherwood Heights Phase 2 Subdivision, College Station, Brazos County, Texas, and all rights and appurtenances thereto

Foreclosure Sale:

Date: Tuesday, March 3, 2020

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

Place: Brazos County Administration Building
200 S. Texas Ave., Bryan, Texas 77803

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that 23Vibe Investment Properties, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, 23Vibe Investment Properties, LLC,

the owner and holder of the Note, has requested Trustee to sell the Property.

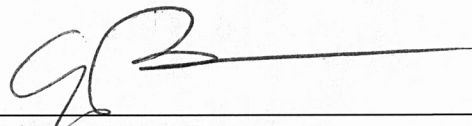
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of 23Vibe Investment Properties, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with 23Vibe Investment Properties, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If 23Vibe Investment Properties, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by 23Vibe Investment Properties, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Joshua J. Benn, Trustee
3091 University Drive East, #110
Bryan, TX 77802
Telephone (979) 393-0345
Telecopier (979) 704-6555

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/22/2006

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR HOME123 CORPORATION, ITS SUCCESSORS
AND ASSIGNS

Recorded in:
Volume: 7556
Page: 1
Instrument No: 00938998

Mortgage Servicer:
JPMorgan Chase Bank, National Association is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
LASHUNDREA POLK JEFFERSON F/K/A
LASHUNDREA GREEN
Current Beneficiary/Mortgagee:
JPMC Specialty Mortgage LLC f/k/a WM Specialty
Mortgage LLC

Property County:
BRAZOS

KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY:  DEPUTY

Legal Description: LOT 1, BLOCK 5, SYMPHONY PARK SUBDIVISION, PHASE TWO, ACCORDING TO
THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5044, PAGE 174, OFFICIAL RECORDS, BRAZOS
COUNTY, TEXAS.

Date of Sale: 3/3/2020

Earliest Time Sale Will Begin: 11:00:00 AM

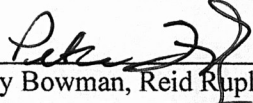
Place of Sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX
77803 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO
SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that
time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National or the National Guard of another
state or as a member of a reserve component of the
armed forces of the United States, please
Send written notice of the active duty military

service to the sender of this notice immediately.


Amy Bowman, Reid Ruple, Kathleen Adkins, Evan
Press, Cary Corenblum, Joshua Sanders, Aarti Patel,
Mariel Marroquin, Kristopher Holub, Julian Perrine,
Pete Florez, Zachary Florez, Orlando Rosas, Bobby
Brown, Orlando Rosas or Bobby Brown
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-20-76914-POS
Loan Type: Conventional Residential

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT SIX (6), BLOCK THIRTY SIX (36), SHENANDOAH PHASE 13, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6580, PAGE 214, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.
BRAZOS County, TEXAS

Security Instrument: Deed of Trust dated January 21, 2014 and recorded on January 27, 2014 at Instrument Number 01182528 in the real property records of BRAZOS County, Texas, which contains a power of sale.

Sale Information: March 3, 2020, at 11:00 AM, or not later than three hours thereafter, at the atrium on the first floor of the County Administration Building located at 200 South Texas Avenue, Bryan, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

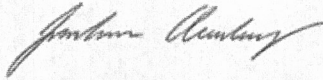
Obligation Secured: The Deed of Trust executed by MICHAEL K. GRAY JR AND ELIZABETH J. GRAY secures the repayment of a Note dated January 21, 2014 in the amount of \$187,540.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

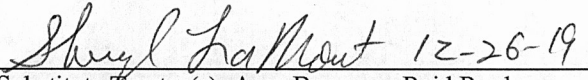
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

2019 DEC 26 P 3:00
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY *Michael Gray*, DEPUTY

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024



Substitute Trustee(s): Amy Bowman, Reid Ruple,
Kathleen Adkins, Evan Press, Stephanie Kohler, Cary
Corenblum, Luci Fuller, Mariel Marroquin, Kristopher
Holub, Catrena Ward, Julian Perrine, Pete Florez,
Zachary Florez, Orlando Rosas, Vanessa McHaney,
~~Sheryl LaMont~~, Harriett Fletcher, Robert LaMont,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
Bobby Brown, David Sims
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BRAZOS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

3701 NIGHT RAIN DRIVE
COLLEGE STATION, TX 77845

00000008756504

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**
Date: March 03, 2020
Time: The sale will begin at 11:00 AM or not later than three hours after that time.
Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.
2. **Terms of Sale.** Cash.
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 26, 2009 and recorded in Document VOLUME 8983, PAGE 82 real property records of BRAZOS County, Texas, with JOHN L GARCIA JR AND JENNIFER L GARCIA AND JO ANN WOODWARD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN L GARCIA JR AND JENNIFER L GARCIA AND JO ANN WOODWARD, securing the payment of the indebtednesses in the original principal amount of \$156,288.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.
5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

KAREN MCQUEEN, COUNTY CLERK
Brazos County, Texas
BRYAN, TEXAS
B. J. DENTON

2019 DEC 30 P 2:50

FILED



NTSS00000008756504

3701 NIGHT RAIN DRIVE
COLLEGE STATION, TX 77845

00000008756504

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Is Sa

Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/30/2019 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Bob Schubert

Declarants Name: Bob Schubert

Date: 12/30/2019

3701 NIGHT RAIN DRIVE
COLLEGE STATION, TX 77845

00000008756504

00000008756504

BRAZOS

EXHIBIT "A"

LOT ONE (1), BLOCK FOURTEEN (14), WESTFIELD VILLAGE PHASE SIX, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5948, PAGE 15 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

FILED

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

2020 JAN -9 P 4: 02

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: *mgana* DEPUTY

TS#: 19-23981

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/30/2006, SONYA J. STERLING, A SINGLE WOMAN, AND AUBREY M. SMITH, JR., A SINGLE MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. TOMMY BASTIAN, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$87,310.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., which Deed of Trust is Recorded on 4/3/2006 as Volume 00921567, Book , Page , in Brazos County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit:

LOT EIGHT (8), BLOCK FOUR (4), PARK FOREST ADDITION, PHASE THREE, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 443, PAGE 757, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Commonly known as: **2415 GLACIER DR, BRYAN, TX 77803**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Pete Florez, Zachary Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Orlando Rosas or Bobby Brown** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that



4715049

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **3/3/2020 at 10:00 AM**, or no later than three (3) hours after such time, in **Brazos County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

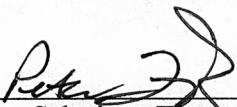
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 1/7/2020


By: Substitute Trustee(s)

Pete Florez, Zachary Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Orlando Rosas or Bobby Brown

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.***